

2013 Tranche Cuck Creek, LP										PAYMENT SCHEDULE - DEFERRED FEES										5/17/2014		3:59 PM	
Cuck Creek Village																							
Deferred Fee										Interest payment due in year													
Total Acquisition Fee										Ballot payment due in year													
Total Development Fee										Ballot payment due in year													
Interest Rate										Ballot payment due in year													
Amortization (Months)										Ballot payment due in year													
Term (Months)										Ballot payment due in year													
Date of Rate Change										Ballot payment due in year													
Interest Rate Change										Ballot payment due in year													
Term of Rate Change										Ballot payment due in year													
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From the Data Center Forward 2014

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Travis Cook, Clerk, Forfeiture Q2-20-7A

PAGE 1134

CONFIDENTIAL

PLAINTIFFS 00008597

[illegible]

Trevino Dark Green Forecast 05-20-14

PAGE 115

CONFIDENTIAL

PLAINTIFFS 00008598

Abstract

2013 Travis Oak Creek, LP	5/21/2014
Oak Creek Village	2:59 PM

PERSONAL PROPERTY DEPRECIATION SCHEDULES

5 year (150% DB to SL)		12 year (150% DB to SL)	
Amount:	\$ 2,934,154	Amount:	\$ -
Year	Amount	Year	Amount
2014	\$ -	2014	\$ -
2015	329,880	2015	-
2016	1,041,709	2016	-
2017	625,026	2017	-
2018	375,015	2018	-
2019	328,079	2019	-
2020	234,444	2020	-
2021	-	2021	-
2022	-	2022	-
2023	-	2023	-
2024	-	2024	-
2025	-	2025	-
2026	-	2026	-
		2027	-
		2028	-
		2029	-
		2030	-
		2031	-
TOTAL	\$ 2,934,154 OK	TOTAL	\$ - OK

YEAR	TOTAL	BALANCE
Begin	\$ -	\$ 2,934,154
2014	-	2,934,154
2015	329,880	2,604,274
2016	1,041,709	1,562,564
2017	625,026	937,539
2018	375,015	562,523
2019	328,079	234,444
2020	234,444	(0)
2021	-	(0)
2022	-	(0)
2023	-	(0)
2024	-	(0)
2025	-	(0)
2026	-	(0)
2027	-	(0)
2028	-	(0)
2029	-	(0)
2030	-	(0)
2031	-	(0)
	\$ 2,934,154 OK	

AMORTIZATION SCHEDULES

NOILYZI.MOMY

DATE	TIME	OK
10/1/78	10:00	
10/2/78	10:00	
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10/15/78	10:00	
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10/17/78	10:00	
10/18/78	10:00	
10/19/78	10:00	
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10/31/78	10:00	

Trevi's Oak Creek Foreman 05-20-14

2013 Travis Oaks Creek, LP																					5/21/2014	2:56 PM
OAK CREEK V23P																						
CASH RESERVES																						
Year	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034		
Beginning Cash Balance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Depreciation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Interest Income (1.00%)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
ENDING CASH BALANCE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
DEPRECIATION																						
5 Year Property	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%		
12 Year Property	940%	940%	940%	940%	940%	940%	940%	940%	940%	940%	940%	940%	940%	940%	940%	940%	940%	940%	940%	940%		
Year	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034		
1st Year Application	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
2nd Year Application	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
3rd Year Application	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
4th Year Application	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
5th Year Application	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
6th Year Application	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
7th Year Application	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
8th Year Application	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
9th Year Application	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
10th Year Application	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
11th Year Application	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
12th Year Application	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
13th Year Application	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
14th Year Application	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
15th Year Application	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
16th Year Application	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
17th Year Application	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
18th Year Application	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
19th Year Application	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
20th Year Application	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
TOTAL DEPRECIATION	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
BOOK VALUE																						
Beginning Book Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Depreciation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Ending Book Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		

2013 Travis Oak Creek LP													2/21/2014
RETENANTING RESERVE CALCULATION													
Oak Creek Village	00	Number of years to display											2.50 Yrs
NPV of Vac & Reserve @ 0.0%	(11,870,837)												
1820	January	February	March	April	May	June	July	August	September	October	November	December	
Total Units	173	173	173	173	173	173	173	173	173	173	173	173	
Section A % of Units	98%	98%	98%	98%	98%	98%	98%	98%	98%	98%	98%	98%	
Section B Units	170	170	170	170	170	170	170	170	170	170	170	170	
Initial Turnover @ 90.00%	151												
Retention Rate	18	18	18	18	18	18	18	18	9	0	0	0	
Vacant Units	132	132	95	41	61	45	27	9	0	0	0	0	
Turnover Vacancy	75%	68%	57%	47%	36%	26%	16%	5%	0%	0%	0%	0%	
Normal Vacancy @ 7.00%	1.2%	1.2%	1.0%	0.7%	0.5%	0.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Monthly Vacancy	76.0%	69.0%	60.2%	50.5%	40.9%	31.2%	21.5%	11.8%	1.0%	0.0%	0.0%	0.0%	
Rental Income (PGI)	1,657,149	138,059	138,059	138,059	138,059	138,059	138,059	138,059	138,059	138,059	138,059	138,059	
Other Income	10,983	907	907	907	907	907	907	907	907	907	907	907	
Monthly Vacancy	(347,187)	(116,610)	(123,060)	(123,238)	(123,408)	(123,577)	(123,746)	(123,915)	(124,084)	(124,253)	(124,422)	(124,591)	
Effective Gross Income (EGI)	1,310,049	28,396	28,396	28,396	28,396	28,396	28,396	28,396	28,396	28,396	28,396	28,396	
Operating Expenses (less Mgmt Fee)	898,212	74,851	74,851	74,851	74,851	74,851	74,851	74,851	74,851	74,851	74,851	74,851	
Management Fee	35,438	771	771	771	771	771	771	771	771	771	771	771	
Replacement Reserves	28,678	4,057	4,057	4,057	4,057	4,057	4,057	4,057	4,057	4,057	4,057	4,057	
Hard Debt Service	1,912,148	159,346	159,346	159,346	159,346	159,346	159,346	159,346	159,346	159,346	159,346	159,346	
Cash (Deficit) at 1.0% DSCR	(1,768,637)	(1,000,651)	(1,000,651)	(1,000,651)	(1,000,651)	(1,000,651)	(1,000,651)	(1,000,651)	(1,000,651)	(1,000,651)	(1,000,651)	(1,000,651)	
DSCR	0.513442	0.139326	0.139326	0.139326	0.139326	0.139326	0.139326	0.139326	0.2949564	0.2949564	0.2949564	0.2949564	
1821	January	February	March	April	May	June	July	August	September	October	November	December	
Total Units	173	173	173	173	173	173	173	173	173	173	173	173	
Section A %	98%	98%	98%	98%	98%	98%	98%	98%	98%	98%	98%	98%	
Section B Units	170	170	170	170	170	170	170	170	170	170	170	170	
Retention Rate	0	0	0	0	0	0	0	0	0	0	0	0	
Vacant Units	0	0	0	0	0	0	0	0	0	0	0	0	
Turnover Vacancy	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Normal Vacancy @ 7.00%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	
Monthly Vacancy	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	
Rental Income (PGI)	1,690,372	140,861	140,861	140,861	140,861	140,861	140,861	140,861	140,861	140,861	140,861	140,861	
Other Income	11,105	925	925	925	925	925	925	925	925	925	925	925	
Monthly Vacancy	(119,151)	(39,921)	(39,921)	(39,921)	(39,921)	(39,921)	(39,921)	(39,921)	(39,921)	(39,921)	(39,921)	(39,921)	
Effective Gross Income (EGI)	1,582,327	131,865	131,865	131,865	131,865	131,865	131,865	131,865	131,865	131,865	131,865	131,865	
Operating Expenses (less Mgmt Fee)	925,134	77,097	77,097	77,097	77,097	77,097	77,097	77,097	77,097	77,097	77,097	77,097	
Management Fee	41,940	5,587	5,587	5,587	5,587	5,587	5,587	5,587	5,587	5,587	5,587	5,587	
Replacement Reserves	26,115	4,178	4,178	4,178	4,178	4,178	4,178	4,178	4,178	4,178	4,178	4,178	
Hard Debt Service	1,912,148	159,346	159,346	159,346	159,346	159,346	159,346	159,346	159,346	159,346	159,346	159,346	
Cash (Deficit) at 1.0% DSCR	(1,348,147)	(112,549)	(112,549)	(112,549)	(112,549)	(112,549)	(112,549)	(112,549)	(112,549)	(112,549)	(112,549)	(112,549)	
DSCR	0.2949564	0.2949564	0.2949564	0.2949564	0.2949564	0.2949564	0.2949564	0.2949564	0.2949564	0.2949564	0.2949564	0.2949564	
1822	January	February	March	April	May	June	July	August	September	October	November	December	
Total Units	173	173	173	173	173	173	173	173	173	173	173	173	
Section A %	98%	98%	98%	98%	98%	98%	98%	98%	98%	98%	98%	98%	
Section B Units	170	170	170	170	170	170	170	170	170	170	170	170	
Retention Rate	0	0	0	0	0	0	0	0	0	0	0	0	
Vacant Units	0	0	0	0	0	0	0	0	0	0	0	0	
Turnover Vacancy	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Normal Vacancy @ 7.00%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	
Monthly Vacancy	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	
Rental Income	1,724,114	143,678	143,678	143,678	143,678	143,678	143,678	143,678	143,678	143,678	143,678	143,678	
Other Income	11,521	944	944	944	944	944	944	944	944	944	944	944	
Monthly Vacancy	(121,483)	(39,124)	(39,124)	(39,124)	(39,124)	(39,124)	(39,124)	(39,124)	(39,124)	(39,124)	(39,124)	(39,124)	
Effective Gross Income (EGI)	1,613,954	134,499	134,499	134,499	134,499	134,499	134,499	134,499	134,499	134,499	134,499	134,499	
Operating Expenses (less Mgmt Fee)	951,913	79,409	79,409	79,409	79,409	79,409	79,409	79,409	79,409	79,409	79,409	79,409	
Management Fee	43,906	5,658	5,658	5,658	5,658	5,658	5,658	5,658	5,658	5,658	5,658	5,658	
Replacement Reserves	51,643	4,304	4,304	4,304	4,304	4,304	4,304	4,304	4,304	4,304	4,304	4,304	
Hard Debt Service	1,912,148	159,346	159,346	159,346	159,346	159,346	159,346	159,346	159,346	159,346	159,346	159,346	
Cash (Deficit) at 1.0% DSCR	(1,346,630)	(112,210)	(112,210)	(112,210)	(112,210)	(112,210)	(112,210)	(112,210)	(112,210)	(112,210)	(112,210)	(112,210)	
DSCR	0.295755	0.295755	0.295755	0.295755	0.295755	0.295755	0.295755	0.295755	0.295755	0.295755	0.295755	0.295755	

EXHIBIT 9

FORM OF ACCOUNTANT'S ADDENDUM

Note: in this addendum, "company" shall mean 2013 Travis Oak Creek, LP and "partner" shall mean any member or partner of the company. "Limited Partners" shall mean, collectively, any partner or member of the company related to PNC Bank, National Association.

In addition to preparing each of the following items in full compliance with Generally Accepted Accounting Principles ("GAAP"), requirements of the Internal Revenue Service ("IRS"), as applicable, the accountant's work shall include the following minimum requirements.

Cost Certification

The Cost Certification sent to the Limited Partners shall be accompanied by the accountant's work papers, with sufficient detail provided for any "lumped" categories presented on the cost certification. Additionally, the accountants shall prepare a comparison of the actual certified costs and computation of eligible basis juxtaposed to the corresponding computation in the Financial Forecast that is attached to the company's operating agreement, as amended and restated from time to time. The Cost Certification shall capitalize and expense interest costs of the company in a manner consistent with the Financial Forecast and in accordance with the requirements under the Code, and shall not capitalize any operating expenses unless corresponding allocations were assumed in the Financial Forecast.

Tax Returns

The annual tax returns (federal and state) sent to the Limited Partners shall include, or be accompanied by, depreciation schedules for each depreciable asset class, and by a capital account analysis for each partner. The schedules shall show the annual activity in the account, beginning with the company's first tax year, and including the beginning and ending balances. K-1s and applicable state information reporting forms shall be on a tax-basis.

Annual Audit

The annual audit sent to the Limited Partners shall be accompanied by the adjusting and reclassifying journal entries and an audit trial balance reflecting the financial statement groupings. The annual audit sent to the Limited Partners shall include in the footnotes, or be accompanied by, book-basis depreciation schedules for each asset class and a capital account analysis for each partner. Each of these schedules shall show the annual activity in the account, beginning with the year in which the company was formed, and including the beginning and ending balances for each year. The depreciation schedules shall include adequate detail, for each asset class, to determine the beginning and ending acquisition cost, disposals, depreciation expense and accumulated depreciation. The capital account schedules shall separately show the total capital commitment of each partner, any adjustments thereto that have occurred, the amount actually contributed to-date, the annual net income or loss, and any syndication costs, cash distributions, etc. affecting each partner's account.

In the presentation of the balance sheet (or in the footnotes), the audit shall include details on accrued interest and interest expense for each liability of the company.

In the computation of net operating income, the income statement shall report operating revenues and expenses in form no less granular than the following categories (each as applicable).

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In the presentation of the balance sheet (or in the footnotes), the audit shall include details on accrued interest and interest expense for each liability of the company.

In the computation of net operating income, the income statement shall report operating revenues and expenses in form no less granular than the following categories (each as applicable).

Rental Revenue
Gross Potential Rental Income paid by Tenants
Gross Potential Rental Income paid by Subsidy
Rental Vacancy (contra-revenue account)
Other Revenue
Amenity Income (garages, carports, storage lockers, cable television, etc.)
Other Operating Income (laundry, vending, etc.)
Tenant Charges (late fees, key replacement fees, pet fees, application fees, etc.)
Collection Loss and Bad Debts (contra-revenue account)
Rental Concessions and Specials (contra-revenue account)
Commercial Lease Income
Miscellaneous Operating Income (please provide detail unless amount is nominal)
Administrative Expenses
Advertising and Marketing
Annual Audit
Compliance Consulting
Other Professional Services (bookkeeping, accounting and legal)
Tenant Supportive Services (job training, financial counseling, fitness training, etc.)
Annual Fees owed to the State Tax Credit Allocating Agency (excluding amortizing fees that were paid up-front)
Payroll Taxes
Workers Compensation Insurance
Payroll Benefits (retirement, health insurance, etc.)
Other Administrative Expenses
Property Management Fees (non-payroll)
Repairs & Maintenance (excluding Capital Expenditures)
Snow Removal
Pool Maintenance or other significant amenity maintenance
Maintenance and Janitorial Payroll
Security (contracts, equipment, etc.)
Security Payroll
Turn-over Costs
Other Contract Labor and Services (grounds keeping, janitorial, painting, etc.)
Other Repairs & Maintenance (please separately identify any significant line-item costs)
Utilities (if the property is sub-metered or there is some other reliable means of categorizing the various utilities, then distinguish between common area costs and costs for apartment units)
Electricity
Gas
Fuel Oil
Water
Sewer
Trash Removal
Payroll
Administrative and Leasing Payroll
Social or Supportive Services Payroll
Employee Apartment
Other Payroll (please provide detail unless amount is nominal)
Property Taxes
Casualty and Liability Insurance

EXHIBIT 10
FORM OF QUARTERLY STATUS REPORT

(See attached.)

Period: _____ Quarter 20____
Due: _____, 20____



<<PRIMARYCONTACT>>

<<Alternate>>

QUARTERLY STATUS REPORT

Partnership <<lname>>

PROPERTY: <<PROPERTYNAME>>

*This form is designed to be completed by hand. Required fields are in **bold**, but also note conditionally required information.
If you prefer to use an electronic form, please contact us and we will send you the appropriate version.*

ALL REQUIRED ITEMS ON THE FORM MUST BE COMPLETED.

1. Management

Management Company: <<mgmtCompany>>

a. Are there any plans to change management? Yes No If Yes, provide details: _____

b. Have contacts changed since _____? Yes No (If Yes, complete section below. If No, skip to 2.)

Site Manager:

Regional/Property Manager:

Site Phone:

Regional/Property Manager Email: _____

Phone: _____

2. Occupancy

Occupied Units on _____: #___/___% _____: #___/___% _____: #___/___% (Include manager's unit in total.) Please note, we are asking for both a percentage and an actual count of the occupied units.

(If **92%** or less at quarter-end, complete section below. If **93%** or above at quarter-end, skip to 3.)

- Specify reason(s) for occupancy below 92% (check all that apply):
 - Evictions
 - Declining Economy
 - Increased Advertising
 - Rent Incentives (Provide details: _____)
 - Other: _____
- Indicate efforts being made to increase occupancy (check all that apply):
 - New Housing in Area
 - Other: _____
 - Agency Outreach

3. Regional

Provide the following information about the regional economy:

- a. Average occupancy % of other rent-restricted properties—non-RHS—in the area as of _____: _____ %
- b. The overall regional economic condition is: Improving Stable Declining Other: _____
- c. Is there any planned construction of affordable housing in the area? Yes No (If Yes, provide details: _____.)
- d. Have any local businesses closed recently? Yes No (If Yes, provide details: _____.)

4. Events

a. Has the property experienced any of the following since _____?(check all that apply)

Flood Fire Mold Excessive Wind Hail Drug Trafficking/Crime/Gang Activity Other: _____

If any of the boxes above are checked, describe plan to correct/repair damages:

Property has not experienced any events impacting operations.

b. Has any qualified unit been out of compliance for more than 60 days? Yes No

(If Yes, provide details: _____.)

5. Rental
Notes

a. Does the property receive project-based rental assistance? Yes No (If Yes, complete section below. If No, skip to (b).)

Source of contract:

HUD Housing Assistance Payments (HAP)

Rural Development Rental Assistance

Project-based Section 8

Other: _____

Amount of contract: \$ _____

Contract Expiration Date: _____

Units Subsidized: _____

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b. Have rental rates changed since _____? Yes No (If Yes, complete section below. If No, skip to 6.)
 Attach additional pages if necessary.

<u>Unit Type</u>	<u>Size</u>	<u>% AMI</u>	<u># Units at Rate</u>	<u>Current Rental Rate</u>	<u>Previous Rental Rate</u>	<u>Date of Rate Change</u>	<u>Conventional Market Rate</u>
___ bed, ___ bath	___ sq ft	___ %	___	\$ _____	\$ _____	_____	\$ _____
___ bed, ___ bath	___ sq ft	___ %	___	\$ _____	\$ _____	_____	\$ _____
___ bed, ___ bath	___ sq ft	___ %	___	\$ _____	\$ _____	_____	\$ _____
___ bed, ___ bath	___ sq ft	___ %	___	\$ _____	\$ _____	_____	\$ _____

<<ltname>>

Quarter 20

6. Finances	Provide the following information YEAR-TO-DATE as of _____:
	a. Is YTD income under budget? Yes No (If Yes, provide details: _____.) b. Are YTD expenses over budget? Yes No (If Yes, provide details: _____.) c. Is there a YTD operating deficit? Yes No (If Yes, complete section below. If No, skip to 7.) How is the deficit being funded? Operating cash Accrual of expenses (If accrual, explain: _____.) GP advances Other: _____

7. Debt	a. YTD Mortgage Payments: Principal: \$_____ Interest: \$_____
	b. Is the mortgage delinquent? Yes No (If Yes, complete questions below. If No, skip to (c).)
	Delinquent Amount: \$_____ Is property under a workout plan with the lender? Yes No (If Yes, attach copy of plan.) Reason: _____ Plan to correct: _____
	c. Does the property receive financing from a HUD program? Yes No (If Yes, complete all questions below. If No, skip to 8.) 1. FHA/HUD Project ID _____ 2. Date of most recent REAC inspection: _____ 3. Most recent REAC score: _____ 4. Most recent REAC Mgmt Co. Rating: _____ 5. Date of most recent REAC Mgmt Co. Rating: _____ 6. Has the property received any notices from HUD regarding adverse findings on the following? - HUD Regulatory Agreement violations: Yes No - Management review: Yes No - Section 8 HAP contract violations: Yes No If Yes to any, provide copies of all notices received from HUD.

8. Past Due	a. Are property taxes delinquent? Yes No	b. Are any insurance payments delinquent? Yes No
	(If Yes to either, complete appropriate section below. If No to both, skip to 9.)	
	Amount Taxes Delinquent: \$_____	Amount Insurance Delinquent: \$_____
	Reason: _____	Reason: _____
	Plan to correct: _____	Plan to correct: _____

9. Major Expenditures	a. Provide the following information regarding the project's reserve accounts:						
		<u>YTD</u>	<u>YTD</u>	<u>Actual</u>	<u>Required</u>	<u>Is account</u>	<u>Reason for underfunding:</u>
		<u>Deposits</u>	<u>Withdrawals</u>	<u>Balance</u>	<u>Balance</u>	<u>underfunded</u>	(Also indicate if project is under a workout plan with lender.)
				<u>at</u>	<u>at</u>	<u>?</u>	
	Replacement	\$_____	\$_____	\$_____	\$_____	Yes No	_____
	Tax/Insurance	\$_____	\$_____	\$_____	\$_____	Yes No	_____
	Operating	\$_____	\$_____	\$_____	\$_____	Yes No	_____
	Other	\$_____	\$_____	\$_____	\$_____	Yes No	_____
FOR ALL RESERVE WITHDRAWALS, COMPLETE PAGE 3 OR PROVIDE EQUIVALENT REPORT. Equivalent report must show amount, date and reason for withdrawals, source of funds, and status of lender approval.							
	b. Any repairs/improvements planned for _____ quarter? Yes No (If Yes, complete section below. If No, skip to 10.)						
	Estimated Cost: _____	Source: Replacement reserve	Operating cash	Operating reserve	New financing		
	Details: _____						

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10. Attachments:

If not previously submitted, attach the following:

Balance Sheet	Reserve withdrawal detail	Inspection reports from state/federal agencies
YTD Income Statement (must be YTD)	Annual budget	Notices of adverse findings from state/federal agencies
Tax Credit Compliance/Occupancy Reports	Most recent marketing survey	Details of workout plans with lender

11. Completed by:

_____ Your Name	_____ Company	_____ Phone Number	_____ Date
--------------------	------------------	-----------------------	---------------

Please return this form and attachments by _____, 20__ :

PNC Real Estate, Asset Management Department, 121 SW Morrison, Suite 1300, Portland, OR 97204
Phone: (503) 808-1392 Fax: (503) 808-1301 Alt Fax: (503) 808-1400 Email: pncmfcassetmgmt@pnc.com

<< ltname>>

Quarterly Reserve Withdrawal Detail

Quarter 20__

Instructions: For all withdrawals from reserve accounts during this quarter, please complete the following or attach an equivalent report.

Source of Funds:

(e.g., replacement reserve,
operating cash, operating
reserve, tax/insurance
reserve, etc.)

	<u>Type of Expense:</u>	<u>Total Cost:</u>	<u>Date Funds Transferred to Operating:</u>		<u>Approved by Lender?</u>
Unit Turnover	Air conditioners	\$ _____	_____	_____	Yes No Pending N/A
	Appliances	\$ _____	_____	_____	Yes No Pending N/A
	Blinds	\$ _____	_____	_____	Yes No Pending N/A
	Cabinets	\$ _____	_____	_____	Yes No Pending N/A
	Doors	\$ _____	_____	_____	Yes No Pending N/A
	Drywall	\$ _____	_____	_____	Yes No Pending N/A
	Flooring	\$ _____	_____	_____	Yes No Pending N/A
	Heating units	\$ _____	_____	_____	Yes No Pending N/A
	Painting	\$ _____	_____	_____	Yes No Pending N/A
	Plumbing	\$ _____	_____	_____	Yes No Pending N/A
Major Repairs/Improvements	Accessibility (ADA)	\$ _____	_____	_____	Yes No Pending N/A
	Alarm system	\$ _____	_____	_____	Yes No Pending N/A
	Common area	\$ _____	_____	_____	Yes No Pending N/A
	Exterior painting	\$ _____	_____	_____	Yes No Pending N/A
	Exterior windows	\$ _____	_____	_____	Yes No Pending N/A
	Fire safety system	\$ _____	_____	_____	Yes No Pending N/A
	Landscaping	\$ _____	_____	_____	Yes No Pending N/A
	Laundry facilities	\$ _____	_____	_____	Yes No Pending N/A
	Office equipment	\$ _____	_____	_____	Yes No Pending N/A
	Parking lot	\$ _____	_____	_____	Yes No Pending N/A
	Roof	\$ _____	_____	_____	Yes No Pending N/A
	Sidewalks	\$ _____	_____	_____	Yes No Pending N/A
	Siding	\$ _____	_____	_____	Yes No Pending N/A
Signage	\$ _____	_____	_____	Yes No Pending N/A	
Annual	Audit	\$ _____	_____	_____	Yes No Pending N/A
	Compliance fees	\$ _____	_____	_____	Yes No Pending N/A
	Deficit funding	\$ _____	_____	_____	Yes No Pending N/A
	Insurance payment	\$ _____	_____	_____	Yes No Pending N/A
	Property taxes	\$ _____	_____	_____	Yes No Pending N/A

Other		\$				Yes	No	Pending	N/A
		\$				Yes	No	Pending	N/A
		\$				Yes	No	Pending	N/A